Karen Johnson Davidson County
Batch# 986783 DEEDWARR
03/30/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230330-0023138

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Prime Investment Properties LLC
3555 Shores Rd.
Murfreesboro, TN 37128

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MORTGAGEE:
Easy Street Capital Investments, LLC
201 W. 5th Street, Suite 1100, Office 24
Austin, Texas 78701

Map/Parcel
#109-08-OA-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amy Suzanne Boyd and Michael Len Boyd, wife and husband,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Prime Investment Properties LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 29, Final Plat, Cooks Landing Subdivision** of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Suzanne Boyd and Michael Len Boyd, wife and husband, by Warranty Deed dated April 30, 2012, from Citizens Homes, Inc., a Delaware Corporation, of record in Instrument No. 20120502-0037353, as corrected by Scriveners Affidavit of record in Instrument #20230321-0020518, both of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **3104 Cooks Court, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the **29th** day of **March, 2023**.

Amy Suzanne Boyd

Michael Len Boyd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Amy Suzanne Boyd and Michael Len Boyd,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2023.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $395,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of March, 2023.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 23037280

Electronic Document Certification

I, **Lisa D. Turner**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 29, 2023.

Lisa D. Turner

Lisa D. Turner

Date: 3-30-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 30th day of March, 2023.

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of March, 2023.

Dawn Adcock

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File #23037280